

**MINUTES OF MEETING
BAUER DRIVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bauer Drive Community Development District was held on April 21, 2023, at 12:15 p.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

Present and constituting a quorum were:

Teresa Baluja
Carmen Orozco
Vanessa Perez
Marc Szasz

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Luis Hernandez
Michael Pawelczyk
Juan Alvarez

District Manager
District Counsel
District Engineer (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Ms. Carmen Orozco

SECOND ORDER OF BUSINESS

Roll Call

Mr. Hernandez called the meeting to order, called the roll, and indicated that in order to have a quorum, Ms. Orozco's oath of office had been administered prior to starting the meeting.

THIRD ORDER OF BUSINESS

Election of Officers

Mr. Hernandez: The Election of Officers was tabled at the last meeting. Tery was Chairperson at the last meeting, and I think the intent was to have Carmen as Vice Chairperson, Vanessa, Marc, and Raisa will be Assistant Secretaries, and at the same time, Rich Hans from my office will also be Assistant Secretary, I will be Secretary, and Patti Powers from my office will be Treasurer. At this point, the Board can elect the slate of officers as I just indicated by saying so moved, or you can make any changes to the slate at this time.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the slate of officers was elected as follows: Teresa Baluja as Chairperson, Carmen Orozco as Vice Chairperson, Vanessa Perez, Marc Szasz, Raisa Krause, and Rich Hans as Assistant Secretaries, Luis Hernandez as Secretary, and Patti Powers as Treasurer.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the December 16, 2022 Meeting

Mr. Hernandez: Moving forward, the next item on the agenda is Approval of Minutes of the December 16, 2022 Meeting. This would be the time to make any changes, corrections, additions, or deletions. If there are none, a motion to approve the minutes would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Minutes of the December 16, 2022 Meeting were approved as-presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing

Mr. Hernandez: Moving forward, we have Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing. No changes have been made to the proposed budget from what we presented in the prior year. It is the same amount per unit that was levied the prior year. With those indications, and based on that understanding, unless anyone has any comments, we can move on to the resolution. The recommendation and suggestion from staff are to adopt this budget on July 21st at the regular meeting date and time and location, which is at 12:15 p.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Resolution #2023-02 Approving the Proposed Fiscal Year 2024 Budget and Setting the Public Hearing was approved; and the public hearing was scheduled to be held on July 21, 2023 at 12:15 p.m. at Lennar Homes, 5505 Blue Lagoon Drive, Miami, Florida.

SIXTH ORDER OF BUSINESS

Ratification of Intergovernmental Cooperation Agreement by and among Miami-Dade County Property Appraiser and Miami-Dade County Tax Collector and Bauer Drive CDD

Mr. Hernandez: Moving forward, we need to ratify the intergovernmental cooperation agreement with Miami-Dade County. Basically, this agreement allows the District to levy on the tax roll so we just need to ratify it.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the intergovernmental cooperation agreement by and among Miami-Dade County Property Appraiser and Miami-Dade County Tax Collector and Bauer Drive CDD was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement for Access to Certain Exempt Information Maintained by Miami-Dade County Property Appraiser

Mr. Hernandez: Moving on, we also need to ratify the agreement for access to certain exempt information maintained by Miami-Dade County Property Appraiser.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the agreement for access to certain exempt information maintained by Miami-Dade County Property Appraiser was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hernandez: Moving on to Staff Reports, Mike?

Mr. Pawelczyk: No, nothing for Bauer.

Mr. Hernandez: Excellent report.

B. Engineer

Mr. Hernandez: Juan?

Mr. Alvarez: Yes. If the final plat is not going to be recorded for some time, then I think it might be a good idea to get a blanket easement. The developer might want to

start selling completed infrastructure to the CDD, but there is no blanket easement in place right now. Mike and I can work with their counsel and engineer to get that in place.

Mr. Hernandez: I think that makes perfect sense.

Mr. Pawelczyk: A motion to authorize acceptance of a blanket easement as described by Mr. Alvarez.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, the Board authorized acceptance of a blanket easement.

Mr. Hernandez: Thank you, Juan. Anything else on your side?

Mr. Alvarez: No, that is all I have.

C. Manager

Mr. Hernandez: As to the Manager, nothing else to present.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance of Funding Request #7

B. Acceptance of Combined Balance Sheet

Mr. Hernandez: Moving on, next we have the Financial Reports. We have Acceptance of Funding Request #7 behind tab A, and Acceptance of Combined Balance Sheet behind tab B. Are there any questions about either? Hearing none, a motion to accept the financials would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor, Funding Request #7 and the Combined Balance Sheet were accepted.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Hernandez: Are there any Supervisor's requests at this time? Hearing none, I just want to indicate that there is no audience with us today for any comments and we can move on to the next item.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Hernandez: Unless anyone has anything else to discuss, a motion to adjourn would be in order.

On MOTION by Ms. Baluja seconded by Ms. Perez with all in favor the meeting was adjourned.



Secretary / Assistant Secretary



Teresa Baluja (Aug 18, 2023 12:58 EDT)

Chairman / Vice Chairman

08-18-23meetingdocumentstobesigned-BauerDrive

Final Audit Report

2023-08-18

Created:	2023-08-18
By:	Robin Friedman (rfriedman@gmssf.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-ptkNDpnGOdcyKW3xN6aGjN3GEikO9BQ

"08-18-23meetingdocumentstobesigned-BauerDrive" History

-  Document created by Robin Friedman (rfriedman@gmssf.com)
2023-08-18 - 4:22:42 PM GMT
-  Document emailed to Luis Hernandez (lhernandez@gmssf.com) for signature
2023-08-18 - 4:34:46 PM GMT
-  Email viewed by Luis Hernandez (lhernandez@gmssf.com)
2023-08-18 - 4:44:07 PM GMT
-  Document e-signed by Luis Hernandez (lhernandez@gmssf.com)
Signature Date: 2023-08-18 - 4:44:35 PM GMT - Time Source: server
-  Document emailed to teresa.baluja@lennar.com for signature
2023-08-18 - 4:44:36 PM GMT
-  Email viewed by teresa.baluja@lennar.com
2023-08-18 - 4:57:33 PM GMT
-  Signer teresa.baluja@lennar.com entered name at signing as Teresa Baluja
2023-08-18 - 4:58:09 PM GMT
-  Document e-signed by Teresa Baluja (teresa.baluja@lennar.com)
Signature Date: 2023-08-18 - 4:58:11 PM GMT - Time Source: server
-  Agreement completed.
2023-08-18 - 4:58:11 PM GMT